

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: March 13, 2023

RE: 121 Baggarly Way
Application for Certificate of Appropriateness
Proposed addition to add second story on existing home and a larger front porch.

The City of Senolia received an application for Certificate of Appropriateness at the above referenced address.

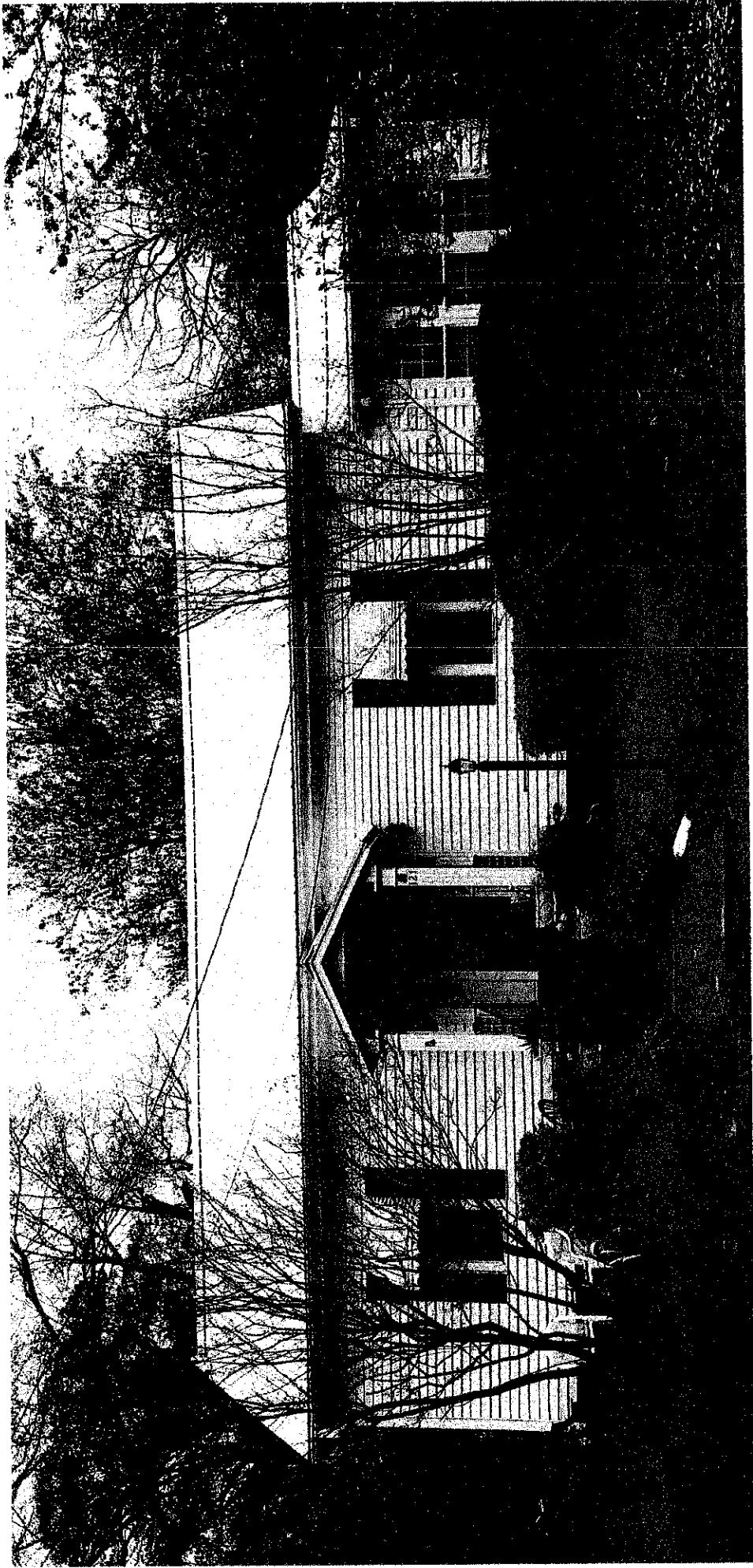
APPLICANTS REQUIREST:

The applicant is proposing to add a second story to the existing house and to add a larger front porch.

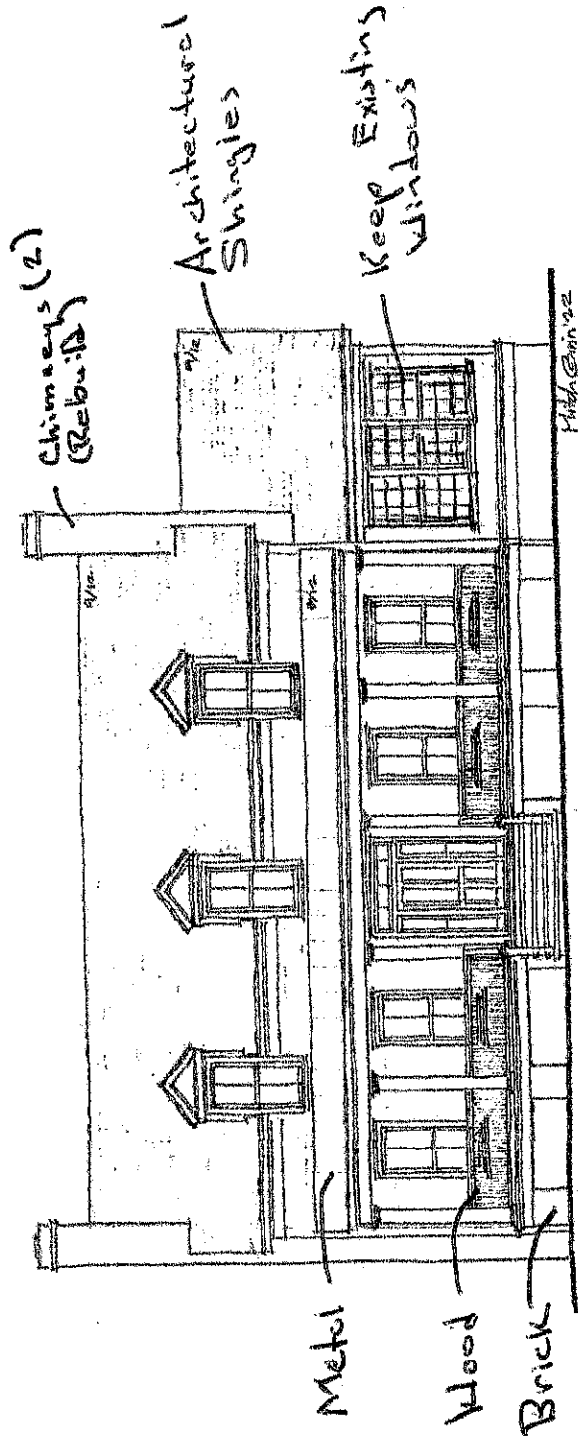
ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40 and the applicant has requested to rezone to RH so that the house will be more in line with the required setbacks. The applicant has also requested a variance to encroach upon the front setback to enlarge the front porch.

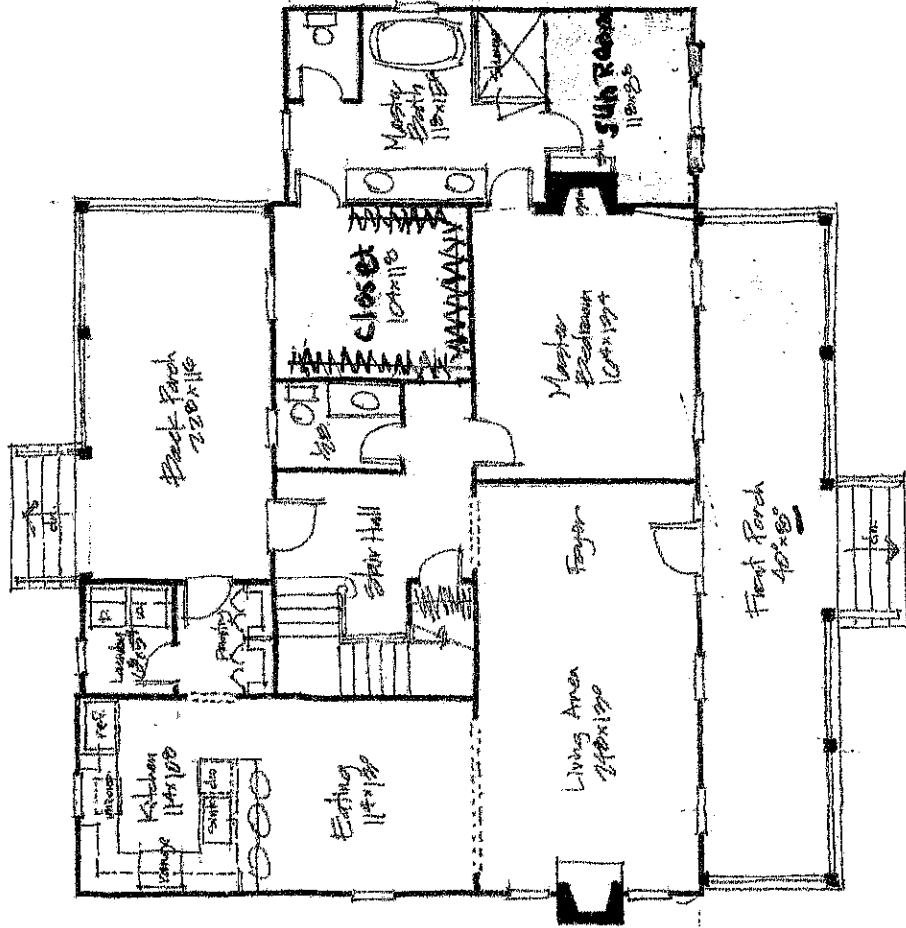
See the attached application and supporting documentation.



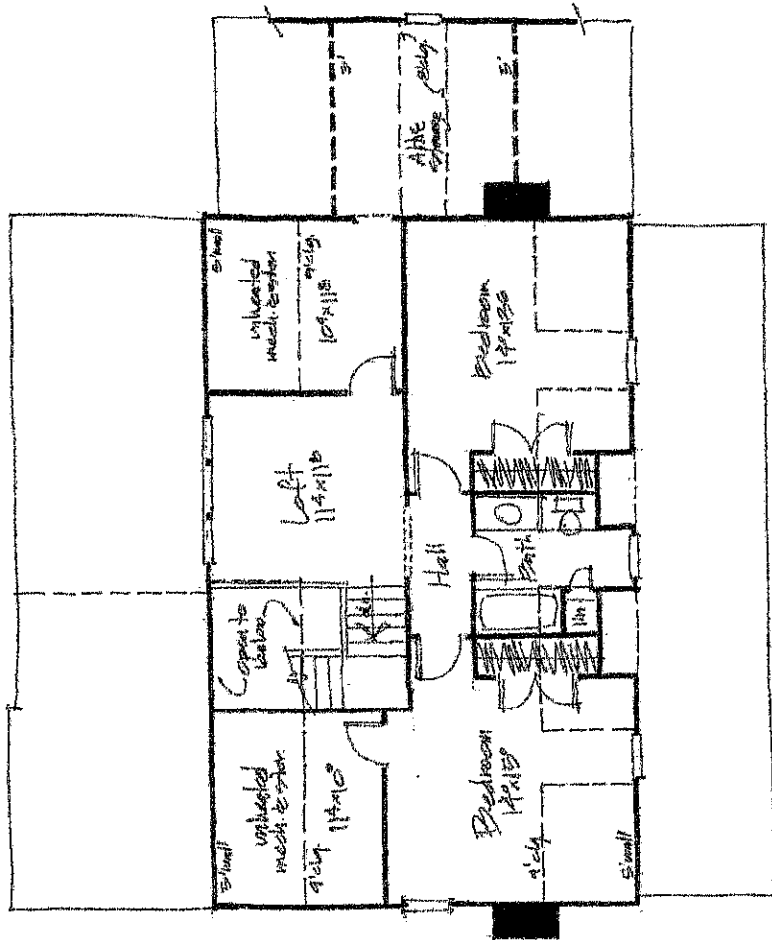
121 Baggarly Way



Front Sketch
 121 E. 1st St. N.W.
 See 1/2" Plan



1st Floor Plan
 9'3" clp. AT
 + 10'17" heated sq feet
 502 24 61 10'



2nd Floor Plan 50148110
 complete it.
 if needed see feet



NORTH BASED ON PG 78, PG 200

RETRACEMENT SURVEY OF 121 BAGGARLY WAY

DEED BOOK 4008, PAGE 300-303 ALSO REFERRED DEED BOOK 1904, PAGE 200, DEED BOOK 944, PAGE 807, DEED BOOK 287, PAGE 202, DEED BOOK 78, PAGE 190, PLAT BOOK 78, PAGE 200, AND PLAT BOOK 91, PAGES 107-108

LEGEND

- U/P - UTILITY POLE
- DN - DRAIN
- I/S - 1/2" REBAR WITH CAP SET
- CG - CONCRETE GRAVE
- N/C - NAIL OR FORMERLY
- C/O - APPARENT CLEAN CUT
- SSNH - SANITARY SEWER MAINLINE

RECORD DESCRIPTION NOTE

THE CURRENT DESCRIPTION CALLS THIS PROPERTY TO HAVE 94 FEET ALONG BAGGARLY WAY. THIS VAGUE DESCRIPTION HAS EXISTED SINCE THE 1930'S. DURING THE COURSE OF THIS SURVEY, NO MONUMENTS OR EVIDENCE OF POSSESSION WAS FOUND ALONG THE "94 FOOT" LINE. HOWEVER, MONUMENTS AND EVIDENCE OF POSSESSION WERE FOUND ALONG THE "MONUMENTED LINE", WHICH MATCHES THE ADJOINING PROPERTY DESCRIPTIONS.

THIS IS A RETRACEMENT SURVEY OF THREE EXISTING TRACTS OF LAND.

CURRENT OWNER: MINNIE MARLE HANCOCK DEED BOOK 4008, PAGES 300-300, CONETA COUNTY RECORDS THIS SURVEY WAS AUTHORIZED BY THOMAS A. NOLAN

ALL DISTANCES ARE HORIZONTAL, AROUND DISTANCES CLOSURE DATA FIELD CLOSURE = 1" = 81.749 ANGLE POINT ERROR = 4" ± 3" EQUIPMENT USED: BEAMAX 200M 90 ADJUSTMENT METHOD: NONE PLAT CLOSURE = 1" = 113.780

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, 13077 C 02B1 D DATED: FEBRUARY 6, 2011

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 160-5-3, OF THE YEAR CERTIFICATION RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-10-216, AND I WILL SIGN A SIGNED STATEMENT BASED ON MY FIELD OBSERVATION AND THE REGISTRATION AND IS NOT A GUARANTEE OF ACCURACY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OF LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, AGREEMENTS, SETBACK LINES, OCCUPANCY, OR OTHER MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSSES RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

H.O. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED BY A GRAY AND ASSOCIATES, INC. ADDRESS OR LIABILITY FOR LOSSES OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

(111) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are vested herein. RECOGNITION OF THIS plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A., Section 43-50-07.

03/11/2021

DATE

Harven Gray, R.I. SLP2984



GRAPHIC SCALE

1" = 10'

0 10 20 30

BAGGARLY WAY (F. K. A. JONES AVENUE AND JONES STREET)
NO RIGHT OF WAY INFORMATION RECOVERED BY BOUNDARY LINE SHOWN PER RECOVERED MONUMENTS

MR. A. J. JONES
NO RIGHT OF WAY INFORMATION RECOVERED BY BOUNDARY LINE SHOWN PER RECOVERED MONUMENTS

W.D. Gray and Associates, Inc. land surveyors - planners P.O. Box 3647 Peachtree City, GA 30269 (770) 485-7352 Fax (770) 485-0495 LSF000701	PREPARED FOR: THOMAS A. NOLAN	LAND LOT: 279 DISTRICT: 1ST CITY OF SENOIA CONETA COUNTY, GA SCALE: 1" = 10'	DATE OF SURVEY: 2-24-2021 DATE OF DRAWING: 3-11-2021 REV. JOB NO: 2102020
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